



CITY *of* BOISE

# MODERN ZONING CODE



Planning and Development Services

# AGENDA

- Update on Implementation & Deployment
- Zoning Code Goals & Framework
- New Process
- Q&A

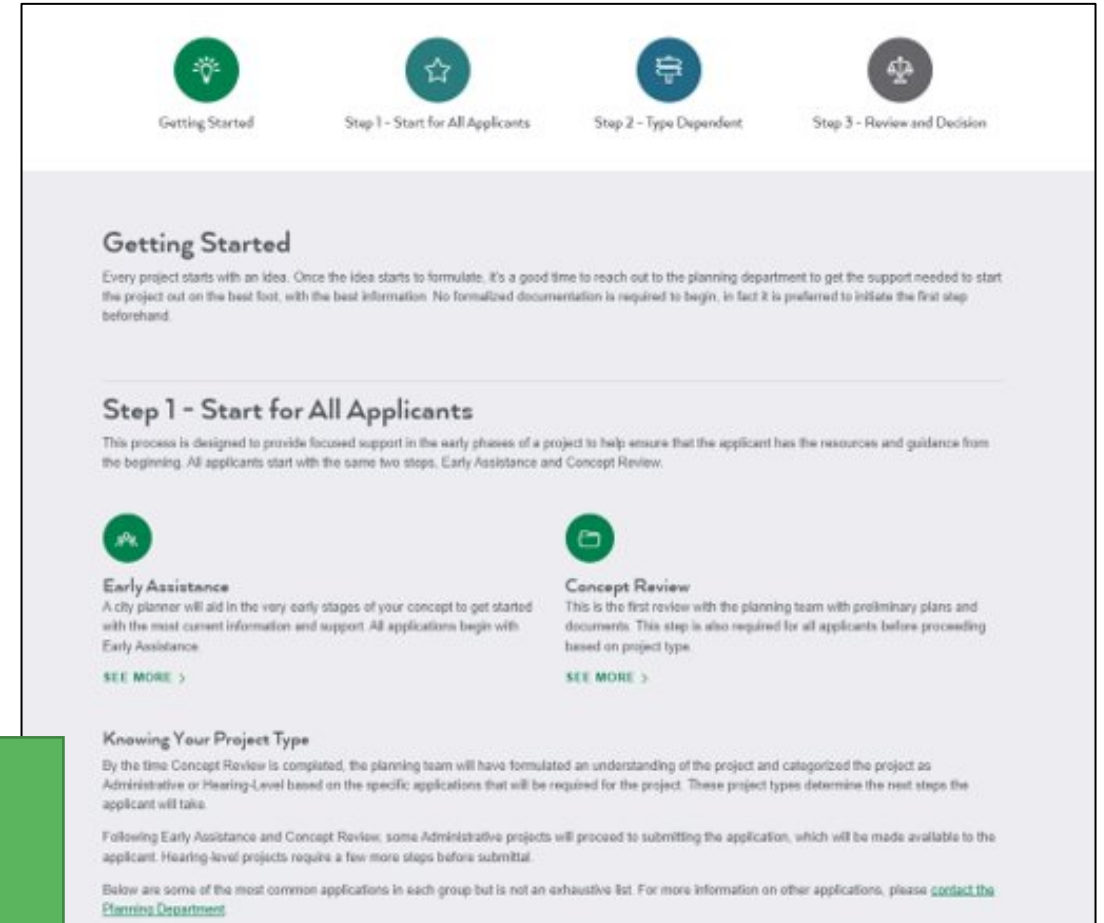
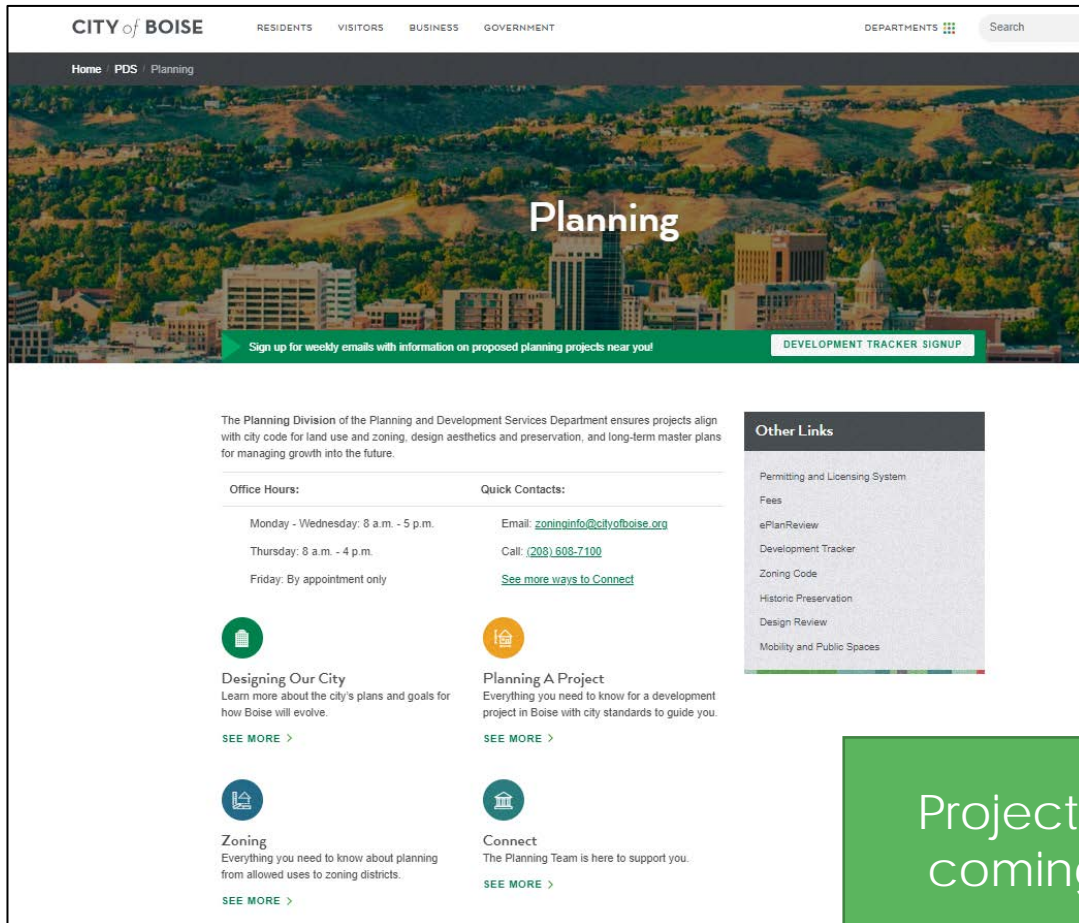
# MODERN ZONING CODE:

## PROCESS OVERVIEW

MODERN ZONING CODE ADOPTION TIMELINE						
2023						
FEBRUARY	MARCH	APRIL	JUNE	JULY	NOVEMBER	DECEMBER
<p>Planning and Zoning Applications submittal</p> <p>Transmittal to agencies</p> <p>New code released</p> <p>New conversion map released</p>	<p>Staff report uploaded for Planning and Zoning Commission</p>	<p>Planning and Zoning Commission unanimously recommended approval</p> <p></p> <p>PUBLIC HEARING</p>	<p>Boise City Council unanimously affirmed Modern Zoning Code with changes</p> <p>1st Reading: June 27, 2023</p> <p></p> <p>PUBLIC HEARING</p>	<p>Boise City Council readings</p> <p>2nd Reading: July 11, 2023 3rd Reading: July 18, 2023</p> <p>Resolution is published in the Idaho Statesman</p> <p>July 24, 2023</p>	<p>Staff will present any minor amendments to the code to Boise City Council</p>	<p>Modern Zoning Code Effective</p> <p>December 1, 2023</p>

# NEW PLANNING WEBSITE

## PLANNING A PROJECT PAGE













Project Center  
coming soon!



# DEVELOPMENT TRACKER


**CITY of BOISE**  
**New Projects Near You!**  
 July 31 - August 6  
 See new projects by clicking below to view the Project Application Dashboard -

<p><b>Airport</b></p>  <p><a href="#">7 PROJECTS</a></p>	<p><b>Barber Valley</b></p>  <p><a href="#">1 PROJECTS</a></p>	<p><b>Central Bench</b></p>  <p><a href="#">no new projects</a></p>	<p><b>Foothills</b></p>  <p><a href="#">3 PROJECTS</a></p>
<p><b>North/East Ends</b></p>  <p><a href="#">1 PROJECTS</a></p>	<p><b>Northwest</b></p>  <p><a href="#">no new projects</a></p>	<p><b>Southwest</b></p>  <p><a href="#">4 PROJECTS</a></p>	<p><b>Southeast</b></p>  <p><a href="#">1 PROJECT</a></p>
<p><b>Ten Mile Creek</b></p> 		<p><b>West Bench</b></p> 	

**CITY of BOISE** RESIDENTS VISITORS BUSINESS GOVERNMENT DEPARTMENTS Search

Home PDS Planning Zoning Code ZCR Application

**VIEW MAP**



County of Ada, Esri, HERE, Garmin, SafeGraph, F40, MET/NASA, USGS, Bureau of Land Management, EPA, NPS | City of Boise Powered by Esri

Comprehensive Planning Area: 0 Selected

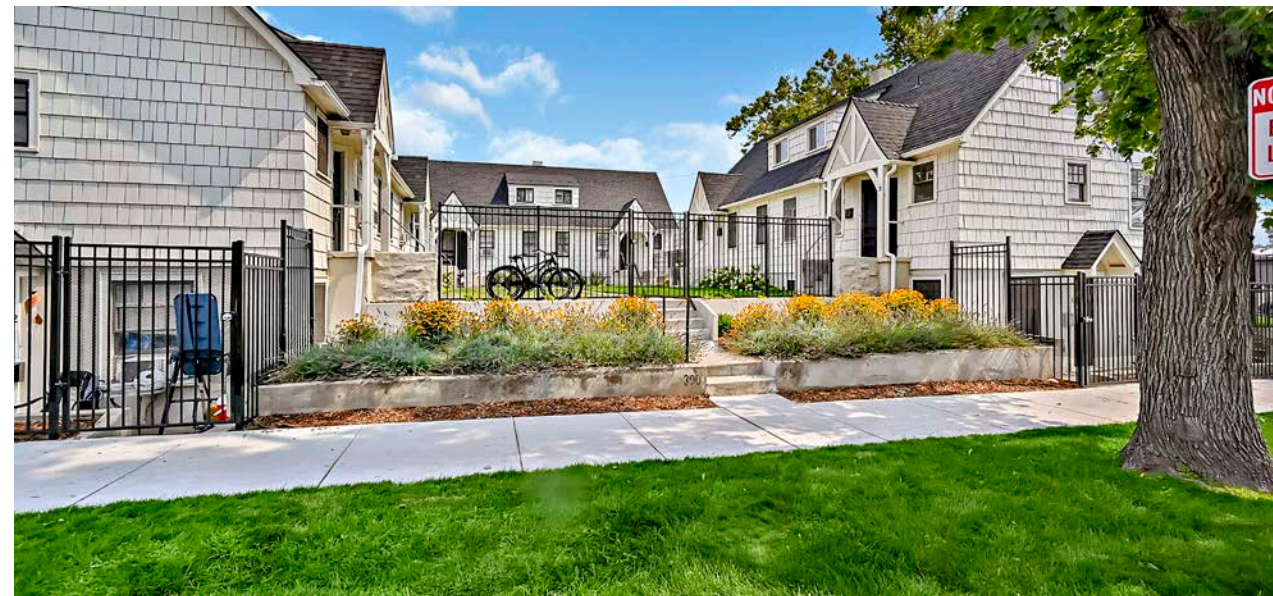
Neighborhood Association: 0 Selected

New (Received in last 7 days):

Date Received: Received after: Received before:

<b>Airport</b>	<b>CUP23-00050 - B01 Airport Fuel Farm</b> Record Type: Conditional Use Address: 220 - 220 W GOWEN RD Review Authority: Planning & Zoning Commission <a href="#">Feedback Opportunities</a> Date Accepted: 8/8/2023 Status: Accepted	No Related Application <a href="#">Contact Project Representative</a>
<b>Airport</b>	<b>CAR23-00015 - 5749 Production</b> Record Type: Annexation-Rezone Address: 5749 S PRODUCTION AVE Review Authority: City Council <a href="#">Feedback Opportunities</a> Date Accepted: 8/7/2023 Status: Accepted	No Related Application <a href="#">Contact Project Representative</a>
<b>Airport</b>	<b>DRH23-00252 - Vermear Addition</b> Record Type: Design Review-Historic Address: 6434 W GOWEN RD Review Authority: Administrative Date Accepted: 7/19/2023 Status: In Review	No Related Application <a href="#">Contact Project Representative</a>
<b>Airport</b>	<b>SOS23-00021 - 2615 S Liberty Street</b> Record Type: Subdivision Other Staff Address: 2615 S LIBERTY ST Review Authority: City Council <a href="#">Feedback Opportunities</a> Date Accepted: 6/13/2023 Status: In Review	No Related Application <a href="#">Contact Project Representative</a>
<b>Airport</b>	<b>DRH23-00193 - West Gowen Road Project</b> Record Type: Design Review-Historic Address: Review Authority: Design Review Committee <a href="#">Feedback Opportunities</a> Date Accepted: 5/22/2023 Status: In Review	No Related Application <a href="#">Contact Project Representative</a>
<b>Airport</b>	<b>SUB23-00001 - Innovator Business Park Subdivision Preliminary Plat</b> Record Type: Subdivision	No Related Application

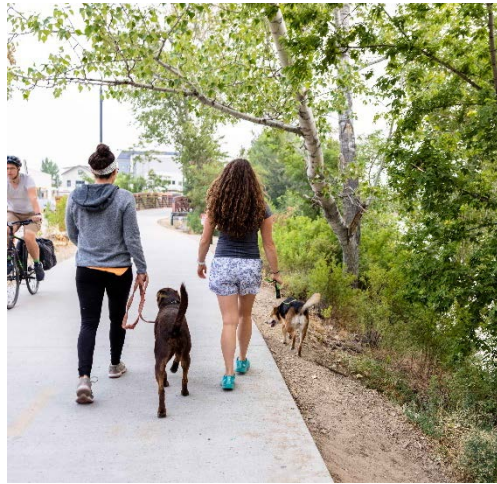




# GOALS + FRAMEWORK







# MODERN ZONING CODE GOALS:

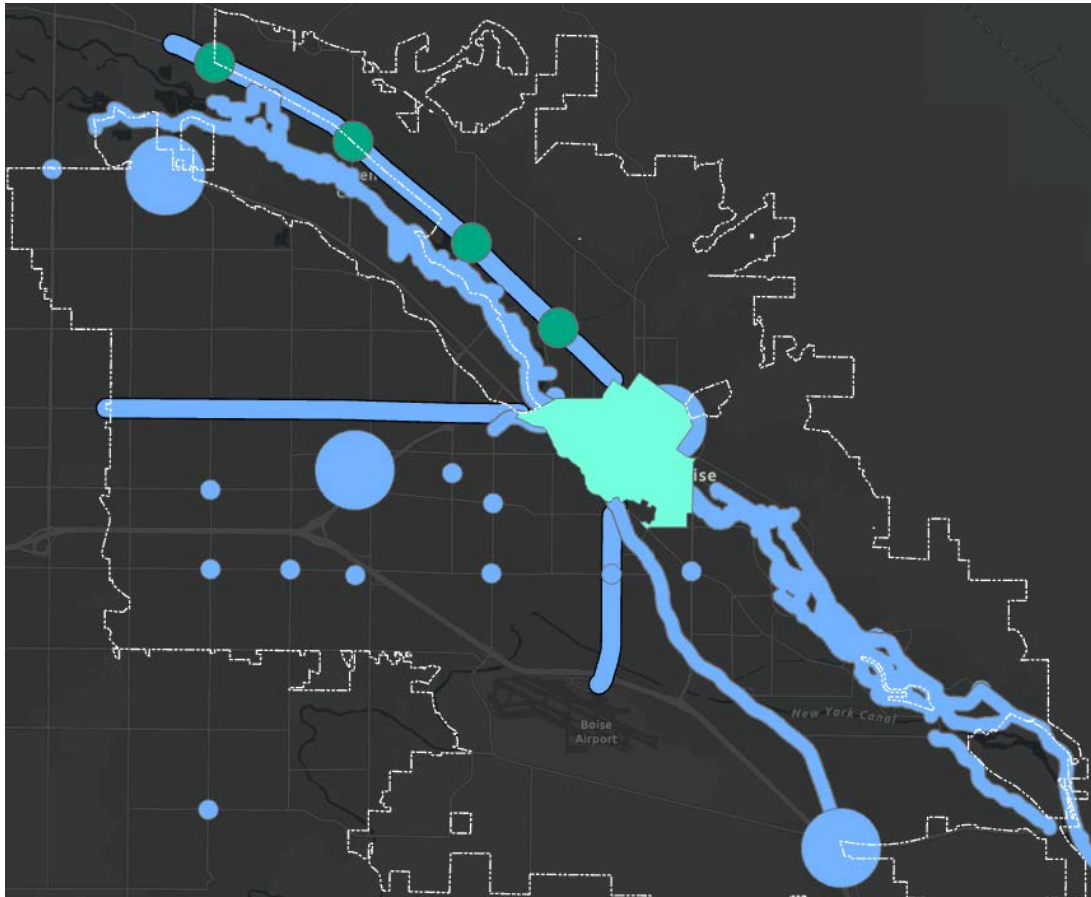
Create a variety of housing options for Boiseans

Development pattern that is less water & energy consumptive.

Create mobility options for Boiseans

Growth and development that we can afford.

# DIRECT DEVELOPMENT WHERE THERE IS PLANNED PUBLIC INVESTMENT

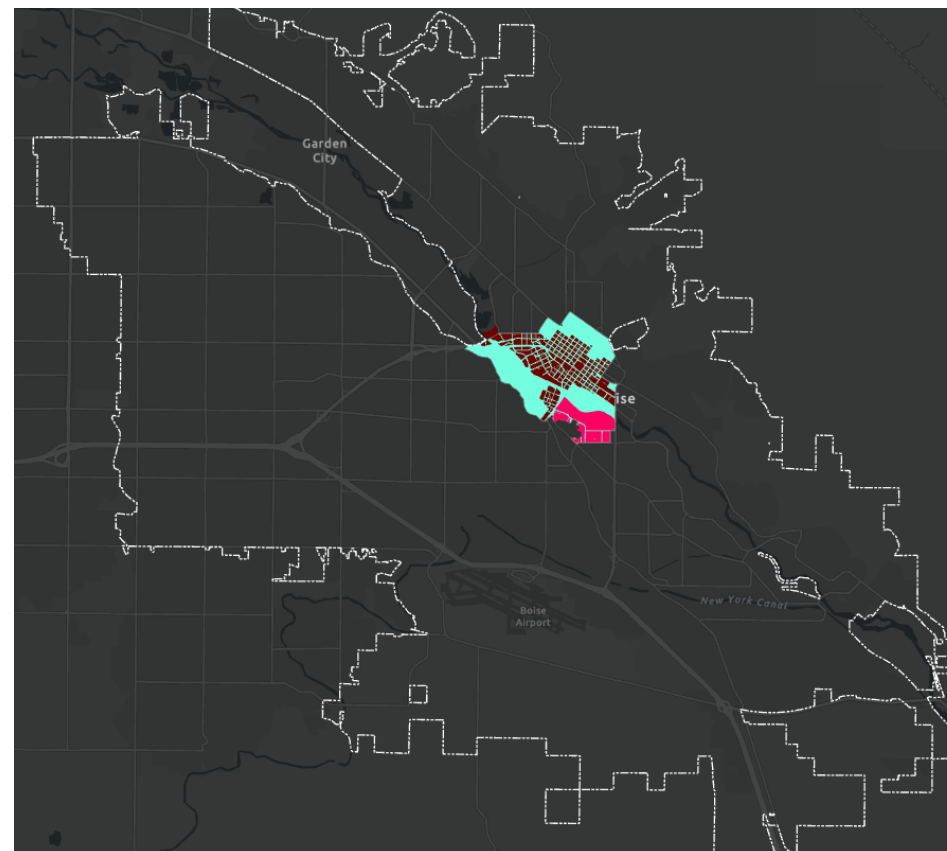


Establish new mixed-use zones with strong urban design requirements in investment areas

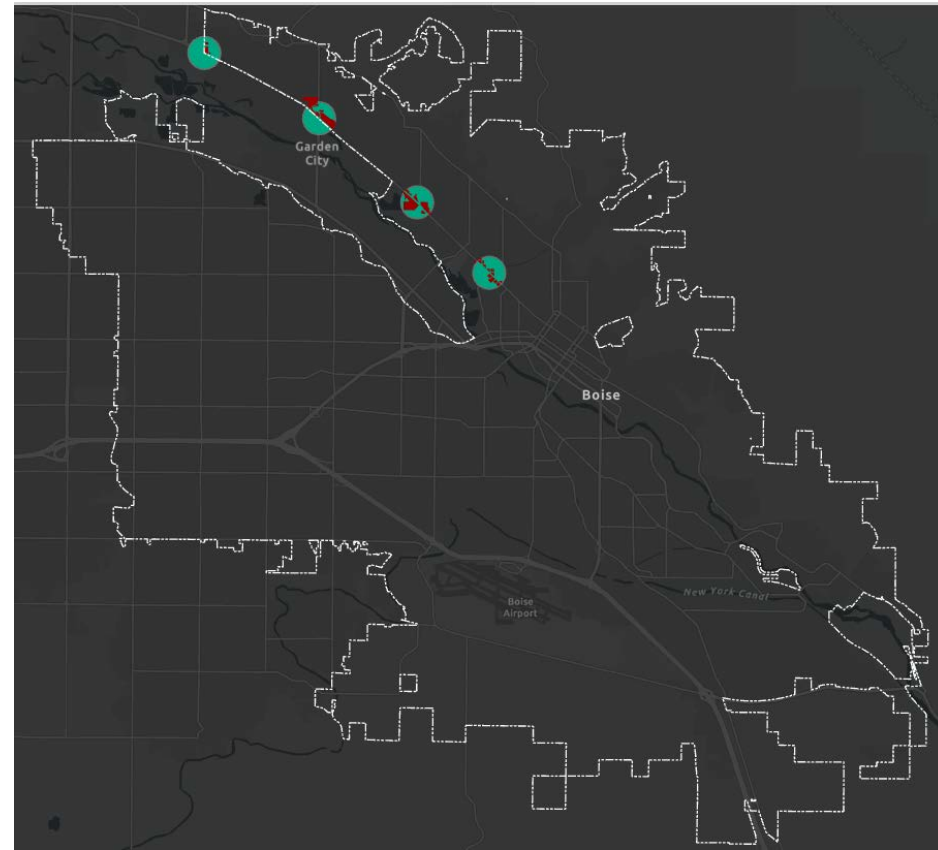
- Downtown
- Identified State Street Transit Stations
- Best-In-Class Transit Routes (State St., Vista Ave., Fairview Ave.)
- Pathway Corridors (Greenbelt & Federal Way)
- Regional & Community Activity Centers



# DIRECT DEVELOPMENT: DOWNTOWN (MX-5)



# DIRECT DEVELOPMENT: STATE STREET TRANSIT STATIONS (MX-4)

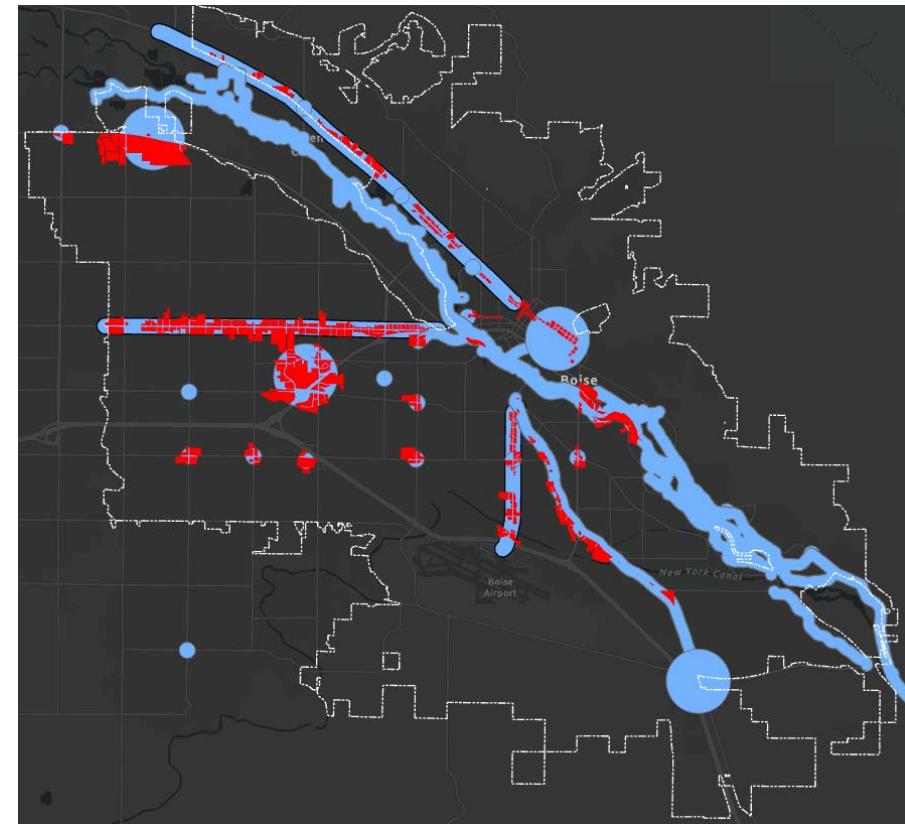




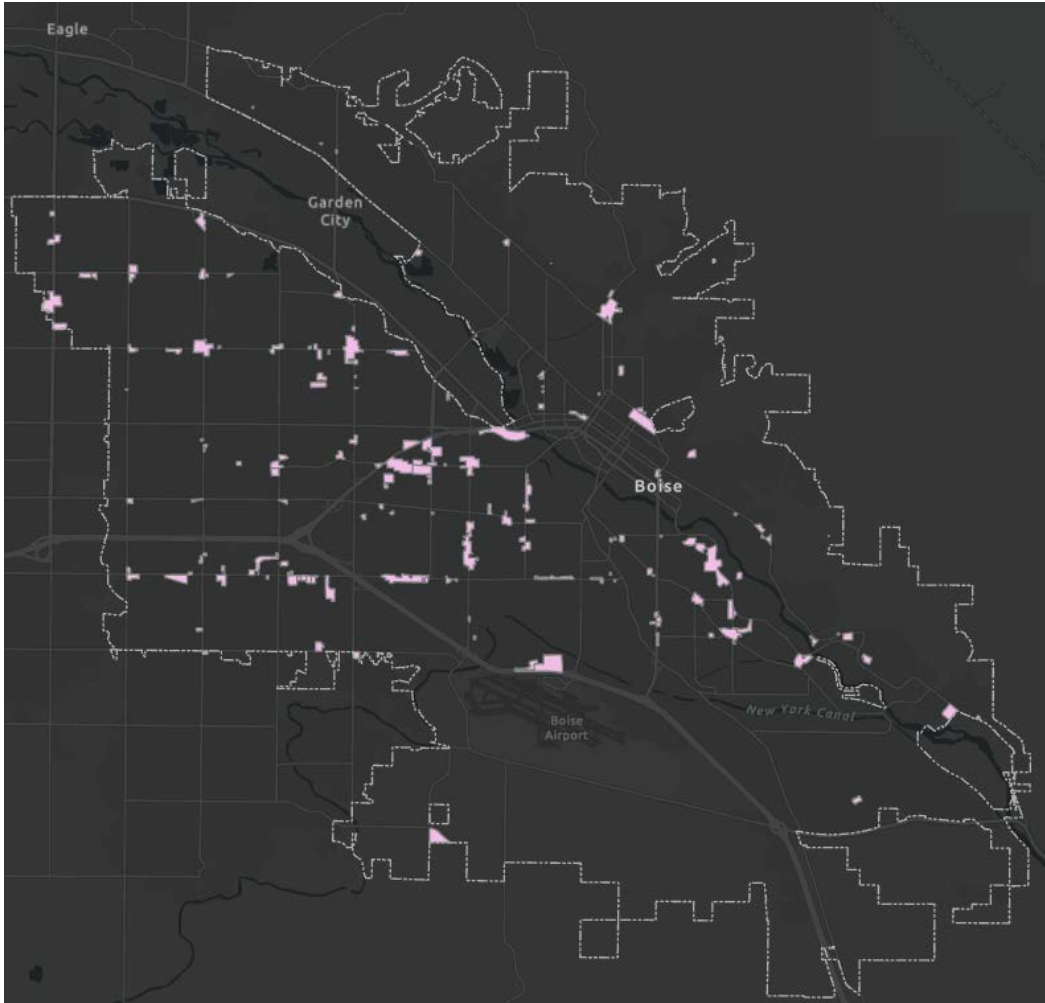
# DIRECT DEVELOPMENT: ACTIVE CORRIDORS (MX-3)



The Franklin



# NEIGHBORHOOD MIXED-USE DEVELOPMENT



## MX-1: Mixed-Use Neighborhood

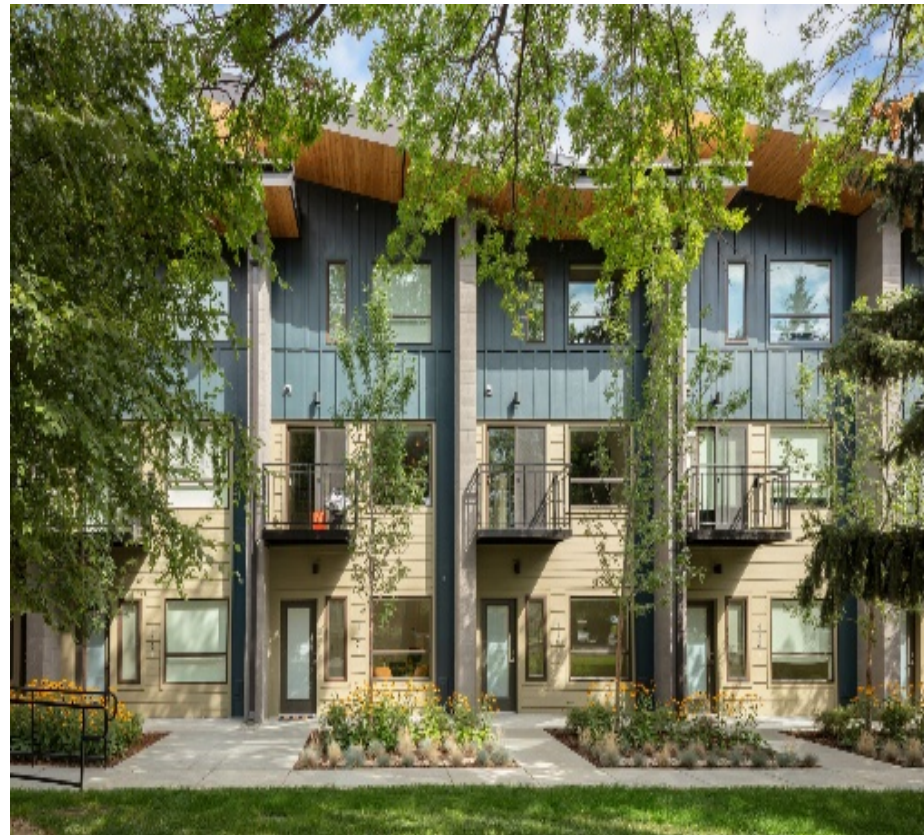
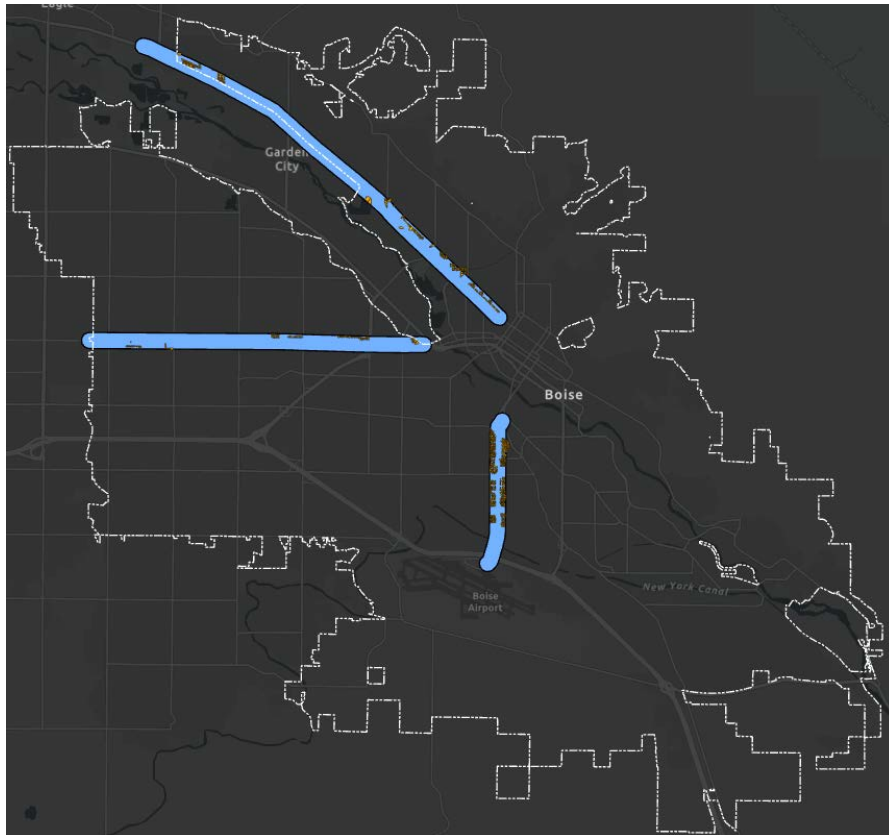
Small/neighborhood-scale uses





# USE DEVELOPMENT TO SUPPORT PLANNED PUBLIC INVESTMENT

## R-2 CONVERSION



### Conversion Guidance:

- R-1 zone within 1/8 mile of centerline from a Best-in-Class Transit Route or designated "Mixed-Use" in the Boise Comprehensive Plan along a Best-In-Class Route: R-2
- Natural or implied borders such as streets and alleys
- ~1,000 parcels (1.3% of all residential parcels)

# STRATEGIZE TO PRODUCE AFFORDABLE + SUSTAINABLE DEVELOPMENT



## Neighborhood Housing Diversity:

**Affordable or Sustainable Housing in R-1:** Up to 4 units on any R-1 lot if affordable or sustainable

**Strategic Infill:** Allow up to 12 units if certain R-1B and R-1C lots meet location & site criteria

**Adaptive Reuse:** Parking and density flexibility



# MODERN ZONING CODE PROCESS

# APPROVAL PROCESS

## PROJECT TYPE CLASSIFICATIONS

### TYPE 1

Simple Review

### TYPE 2

Administrative  
Review

### TYPE 3

Appointed Body  
Review

### TYPE 4

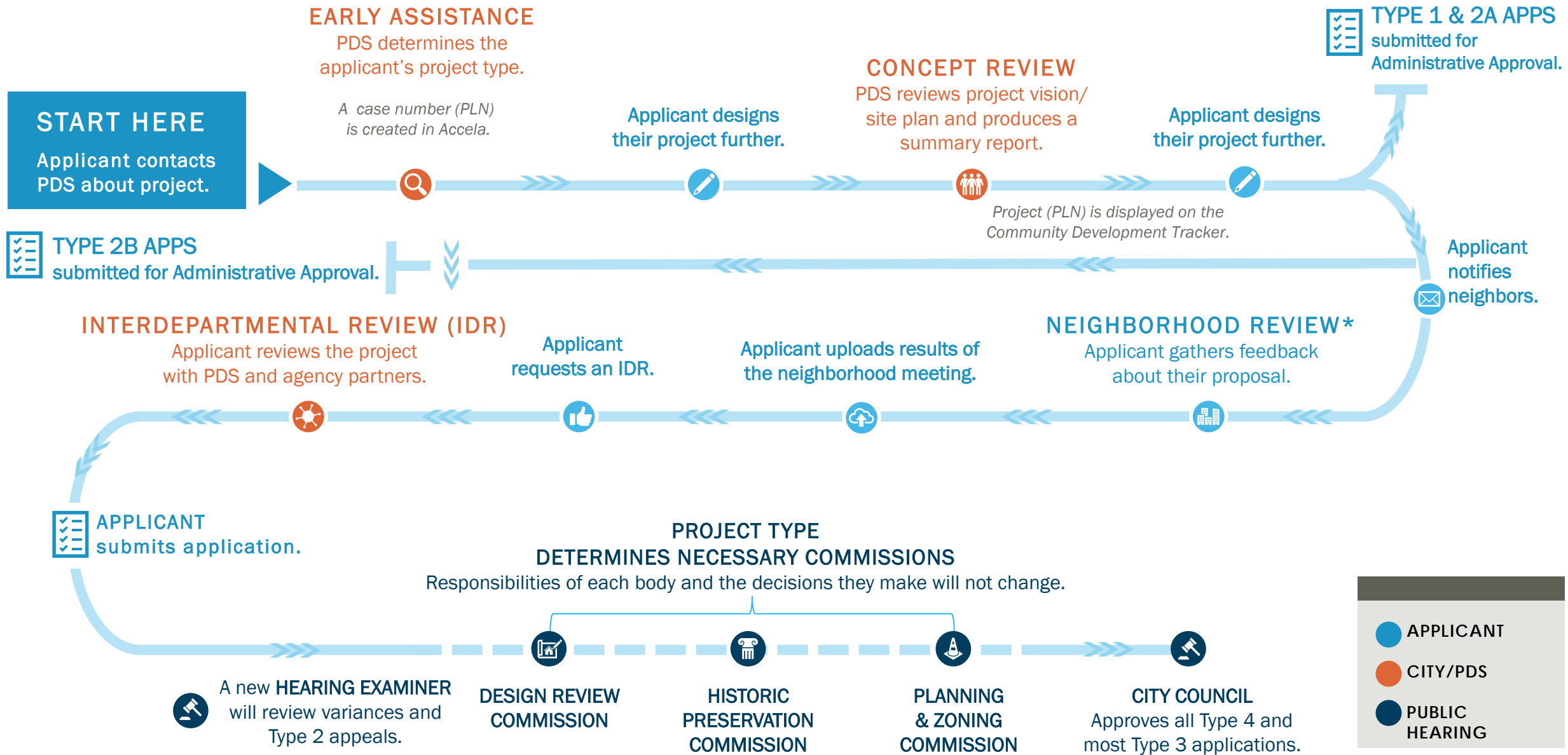
City Council  
Review



<b>TYPE 1</b> <b>Simple Review</b>	<b>TYPE 2</b> <b>Administrative Review</b> <i>*May require Interdepartmental Review</i>	<b>TYPE 3</b> <b>Appointed Body Review and Decision</b> <i>Requires Interdepartmental Review</i>	<b>TYPE 4</b> <b>City Council Review and Decision</b> <i>Requires Interdepartmental Review</i>
<b>No Appeal</b>	<b>Appeal to Hearing Examiner</b>	<b>Appeal to City Council</b>	<b>Appeal to District Court</b>
<ul style="list-style-type: none"> <li>• Temporary Sign</li> <li>• Home Occupation</li> <li>• Hillside Category 1 &amp; 2</li> <li>• Zoning Compliance Review</li> </ul>	<ul style="list-style-type: none"> <li>• Record of Survey</li> <li>• Minor Small Lot</li> <li>• Nonconforming Use</li> <li>• Sign Program</li> <li>• Adult or Child Daycare Center</li> <li>• Accessory Dwelling Unit</li> <li>• Duplex/Triplex/Fourplex</li> <li>• Other Allowed Uses*</li> <li>• River System Permit</li> <li>• Conditional Use Permit – Modification*</li> <li>• Minor Design Review*</li> <li>• <b>Allowed Use - Allowed Form</b></li> </ul>	<p><b>*Hearing Examiner:</b></p> <ul style="list-style-type: none"> <li>• Variance</li> </ul> <p><b>Planning &amp; Zoning Commission:</b></p> <ul style="list-style-type: none"> <li>• Major Expansion of a Nonconforming Use</li> <li>• <b>Allowed Use - Alternative Form</b></li> <li>• Conditional Use Permit</li> <li>• Hillside Category 3</li> <li>• Complex River System Permit</li> </ul> <p><b>Design Review Commission:</b></p> <ul style="list-style-type: none"> <li>• Major Design Review</li> <li>• Major Small Lot</li> </ul> <p><b>Historic Preservation Commission:</b></p> <ul style="list-style-type: none"> <li>• Certificate of Appropriateness</li> </ul>	<ul style="list-style-type: none"> <li>• Comprehensive Plan Amendments</li> <li>• Zoning Ordinance Amendments</li> <li>• Annexation/Rezone</li> <li>• Planned Unit Developments</li> <li>• Subdivisions</li> <li>• Subdivision Related Items</li> </ul>

\*Appeals of Hearing Examiner decisions go to the District Court

# OUR PROCESS AT A GLANCE



\*Note: Type 2b applications do not require a neighborhood review and proceed directly to the IDR



# EARLY ASSISTANCE



## Who

- Development Services



## Why

- Early Assistance helps us track information earlier and provide better customer service to facilitate quality projects



## How

- Account is created in Accela by applicant or staff and PLN is created

# CONCEPT REVIEW



## Who

- Development Services Team
- Other planners from PDS teams when needed



## Why

- Provides the opportunity to present a proposal in a collaborative, flexible, and iterative environment to identify benefits and concerns for the applicant to consider



## How

- Applicant needs a project with a site plan and description



# NEIGHBORHOOD REVIEW



## Who

- Neighbors and applicant



## Why

- Obtain **feedback** from the neighborhood earlier in the application process
- Ensure **transparency** in public feedback between the applicant and city
- Encourage **open communication** between neighbors and applicant



## How

- Advertise the neighborhood meeting
- Conduct a neighborhood meeting (hybrid meetings allowed)
- Providing the opportunity for community input
- Applicant compiles & submits feedback received

# INTERDEPARTMENTAL REVIEW (IDR)



## Who

- **Internal**
  - Public Works
  - Boise Fire
  - Boise Police
  - Parks & Rec
- **External**
  - ACHD
  - ITD
  - CCDC
  - VRT
  - Other agencies necessary



## Why

- A chance to collaborate on projects on an individual basis to address the project wholistically



## How

- Weekly IDR meeting with agencies, partners and applicants

# NOTIFICATIONS

Application	Posted on Community Development Tracker	Mailed notice of Neighborhood Meeting (Applicant)	Transmittal to Neighborhood Associations & Agencies	Mailed notice upon approval (City)	Mailed notice of Public Hearing (City)
Type 1 Simple Review	If Concept Review is required	No	No	No	N/A
Type 2 Administrative Review	<b>Yes</b>	No	<b>Yes</b>	<b>Adjacent properties</b>	N/A
Type 3 Appointed Body Review	<b>Yes</b>	<b>Standard: 300 feet</b>	<b>Yes</b>	No	<b>Standard: 300 feet</b>
Type 3 - Variance	<b>Yes</b>	<b>Standard: Adjacent properties</b>	<b>Yes</b>	No	<b>Standard: Adjacent properties</b>
Type 4 City Council Review	<b>Yes</b>	<b>Standard: 500 feet</b>	<b>Yes</b>	No	<b>Standard: 500 feet</b>
Type 4 – Subdivision Plat (2 or more parcels)	<b>Yes</b>	No	<b>Yes</b>	No	<b>5 acres or greater: 500 feet</b>



# NEXT STEPS

# CODE TRANSITION SCHEDULE

## December 1

- Modern Zoning Code went into effect
- All applications received prior to Dec 1st will be reviewed under Legacy Code

## February

- Legacy code will be at commissions + city council

## March

- Modern Zoning code projects will begin at commissions and city council

\*Disclaimer: These dates are subject to change based off current application needs



# CITY COUNCIL DIRECTION AND NEXT STEPS

- December 1 implementation
- Return to City Council within 1 year to discuss effectiveness and make appropriate amendments
- Continue outreach with the community





Questions +  
Comments